

\$250,000 - 1113, 738 3 Avenue Sw, Calgary

MLS® #A2120365

\$250,000

1 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

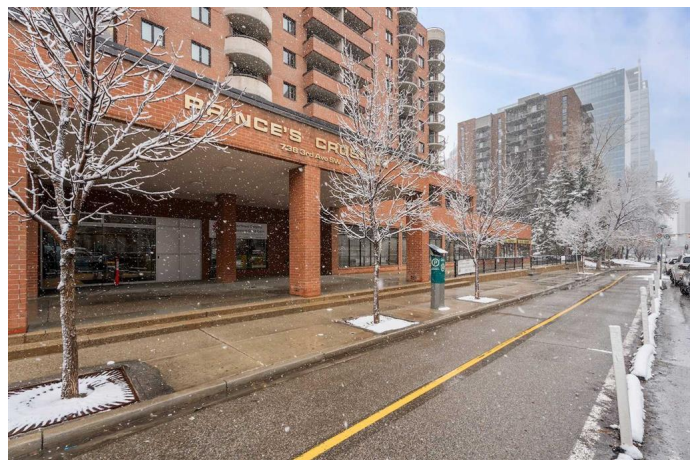
Eau Claire, Calgary, Alberta

Welcome to Prince's Crossing, where modern comfort meets urban convenience. Nestled in the heart of the vibrant Eau Claire neighbourhood, this meticulously updated 1-bedroom home offers a flex space which can be the perfect nook for a home office or additional storage, this home is a perfect blend of contemporary elegance and functional design elements.

Upon entering, you'll be captivated by the fresh ambiance of this beautifully renovated space. The kitchen beckons with its fresh white, shaker-style doors and all-new stainless steel appliances installed in 2021. An extended countertop provides ample space for casual dining, creating a perfect breakfast bar setting. The thoughtful renovation extends throughout, with new interior doors and mirror closet doors enhancing both style and functionality.

Embracing a clean Scandinavian aesthetic, the residence features light wood floors that exude warmth and sophistication, while plush carpeting in the bedroom adds a cozy touch. The bathroom showcases updated subway tiles, adding a modern flair to the space.

Step out onto the oversized covered balcony, where breathtaking views of the Bow River and the iconic Peace Bridge await. Situated on the 11th floor, this home offers a serene



retreat from the hustle and bustle of city life.

Prince's Crossing is designed for convenience and comfort. With amenities such as a building site manager, concierge service, and a garbage chute for effortless waste disposal, everyday living is made easy. The heated, underground parking stall is conveniently located just steps away from the elevator lobby. Take advantage of the Bow River pathways at your doorstep, offering scenic walks and easy access to downtown. For indoor cardio, the fitness centre in the building provides a convenient option.

Enjoy the perks of the Eau Claire neighborhood, with the C-train free-zone just a few blocks away and a bike lane right outside your door. Indulge in culinary delights at Alforno Bakery and Cafe or experience the charm of Buchanans, Calgary's original Chop House and Whisky Bar. Need essentials? The mini-market within the building ensures you have everything you need without having to leave your home.

Pets are permitted at the discretion of the condo board, adding to the flexibility and appeal of this desirable residence.

Don't miss your opportunity to experience urban living at its finest. Join us for an open house on Sunday, April 7, from 2-4pm, and discover the possibilities awaiting you at Prince's Crossing.

Built in 1981

Essential Information

MLS® #	A2120365
Price	\$250,000
Sold Price	\$249,500

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	526
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1113, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Bicycle Storage, Coin Laundry, Day Care, Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 23rd, 2024

Days on Market	18
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.